

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 10-24-2012

PRESENT:

Robert R. Butts, Chair
Thomas Angell
John Royall
Gerry Fernandez
Jim Fouts
Gary Lovett

ABSENT: Conrad Levenson

Mr. Butts called the meeting to order at 7:35pm.

PUBLIC HEARINGS:

WEINDLING – HEWITT LOT LINE ADJUSTMENT-

Mr. Butts read the affidavit of publication of the hearing notice, published on October 15, 2012 in the Poughkeepsie Journal. He opened the hearing, inviting comments from the public. With no comments or questions from the public, Mr. Angell moved to close the public hearing. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

WEINDLING – HEWITT LOT LINE ADJUSTMENT-

Mr. Angell inquired if Mr. Butts had reviewed the notes that were to be added to the map. Mr. Butts replied that he had, and that the notes should be on the new map. The Board reviewed the new map.

Mr. Butts commented that he received a call from Dutchess County Department of Public Works, informing him that the applicant is looking for permit approval for an additional access point. He asked Mr. Cunningham to

confirm. Mr. Cunningham explained that while true, the additional access point is for agricultural use and will not need Planning Board approval.

Mr. Angell moved to approve the application for Lot Line Adjustment between Ralph Weindling, Grid # 6868-00-829203, and William and Elizabeth Hewitt, Grid # 6868-00-810130. Mr. Fouts seconded. All in favor: Unanimous. Motion carried. Mr. Butts signed the Mylar.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of October 24, 2012. Two minor amendments were made. Mr. Fouts moved to approve the minutes as amended. Mr. Angell seconded. All in favor: Unanimous. Motion carried.

TOWN BOARD REQUEST FOR MASTER PLAN SEQRA PROCESS-

Mr. Butts explained that he discussed the Town Board's request for the Planning Board to oversee the SEQRA process for the Master Plan with the previous Master Plan Committee consultant, Nina Peek. He supplied the Board with VHB's previous proposal to the Master Plan Committee for SEQRA associated costs.

Mr. Butts explained that adoption of a master plan is a Type 1 action and will require, at minimum, a long form Environmental Impact Statement including an analysis of the effect of the complete build out of the Master Plan. He stated that it seems the Planning Board may not have the qualifications to complete such an analysis without assistance from a consultant.

Mr. Angell commented that the Town has not had a public hearing on the draft Master Plan. He stated that it seems more appropriate to have a public hearing prior to going through the SEQRA process, as changes may need to be made in response to public comments. He also concurred with Mr. Butts that the Board doesn't have the experience to do the SEQRA process themselves.

Mr. Lovett commented that SEQRA requires a specific format and the legal standing of the Master Plan will be jeopardized if the document is not prepared correctly. He agreed that the Board is not qualified to complete the process without a consultant.

Mr. Butts suggested that it may be more appropriate for the Town Board to ask the Master Plan Committee to oversee the SEQRA process. He suggested they could respond to the Town Board with the recommendation that the Planning Board is not professionally qualified to conduct SEQRA review and suggest that they ask the Master Plan Committee to oversee the process with the aid of a paid consultant.

Mr. Fernandez disagreed, stating that the Planning Board has been through the SEQRA process for many projects in the past, and that the Board should ask the Town Board for the funds necessary to retain a consultant.

Mr. Angell moved that the Planning Board respond to the Town Board by explaining they do not have the expertise to prepare SEQRA documents and suggest that any Board that oversees the process will need to hire a consultant. He added that the most logical Board to do so is the Town Board, as they are Lead Agency. He suggested the Master Plan Committee is the most appropriate second choice, and Planning Board, third.

Discussion: Mr. Fernandez stated that the issue is funding. He explained that the Planning Board could carry out the Town Board's request if they are provided with a budget for consultant's fees.

Mr. Fernandez moved to respond to the Town Board, explaining that the Planning Board will oversee the SEQRA process if the costs for consultant's fees are funded.

Discussion: Mr. Butts stated that he felt the Master Plan Committee was the most logical choice for overseeing the SEQRA process, as they are most familiar with the plan. He stated he suspects that the Town Board requested that the Planning Board oversee the process with the assumption that they

would do so without a consultant. Ms. Schafer confirmed that the Town Board felt the Planning Board could execute the SEQRA process in-house.

Mr. Lovett seconded the motion by Mr. Angell. Motion by Mr. Fernandez was not seconded.

Discussion: The Board discussed rewording Mr. Angell's motion and agreed to reword the motion as follows:

Mr. Angell moved that the Planning Board respond to the Town Board by explaining they are not professionally qualified to prepare SEQRA documents in-house and recommend that a consultant be retained.

Mr. Fouts seconded Mr. Angell's motion, as amended. All in favor: Unanimous. Motion carried.

OTHER-

Mr. Angell moved to adjourn the meeting at 8:35 pm. Mr. Lovett seconded. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Robert Butts, Chair